



Planning & Development
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File: B.14.11 (PLN00100)
E.1.282 (LUB00190)

January 21, 2025

Select Engineering Consultants Ltd.
Suite 100, 17413 - 107 Ave NW
Edmonton, AB T5S 1E5

Attention: Coralie Volker

Dear Coralie:

Re: Proposed 2024 ASP and Redistricting for Riverside – Circulation Comments

The Planning Branch circulated the ASP and LUB amendment application for Riverside with comments due by January 17, 2025. The following is a draft summary of the comments received.

External Agencies

The following external agencies provided feedback:

1. Alberta Health Services (January 8, 2025)
 - No concerns.
2. Atco Gas (January 15, 2024)
 - No concerns.
3. Atco Pipelines (December 18, 2025)
 - No concerns.
4. FortisAlberta (January 7, 2025)
 - No concerns. Provided information on obtaining electrical service, which was provided to the applicant on January 21, 2025.



City Departments

Below are comments from City departments:

1. Asset Management, Land, and Integrated Infrastructure Services (AMLIIS) (January 7, 2025)

- The proposed stormwater plan does not appear to comply with the City's Engineering standards. None of the design parameters (Normal Water Line, High Water Line, Freeboard, or Bottom of the Pond elevations), or the overall SWMF storage volume have changed, although the area of the SWMF has decreased from 5.08 ha to 4.84 ha. It appears the Freeboard has been relocated into the private property of adjacent lots (refer to page 16 of the servicing design report). The City does not accept the freeboard being located on private property.

Under Required Drawings section 2.41.1.15 it states the Stormwater Management Facility overall plan will include the freeboard with elevations. Under section 3.2.3.10.1 Stormwater Management Facilities it states wet ponds, which are to be owned and operated by the City, shall be located within a designated PUL. Lands subject to inundation under the design rainfall event shall be included within the PUL. Freeboard elevations are part of the design for rainfall and stormwater management.

- The ASP Sanitary Sewer map needs to be updated to reflect there is no longer a forcemain in the southwest portion of the ASP area.
- Any upgrades to existing or future servicing to accommodate the proposed changes will be at the cost of the developer.

2. Environment and Indigenous Affairs (January 9, 2025)

- No concerns.

3. Recreation and Parks (January 21, 2025)

- Provided a completed Open Space Evaluation Tool (attached).
- Asked if the volume and geometry of the new intersection along Redpoll Wynd and north of Grey Nuns White Spruce Park has considered access to the planned parking area for the Park and can this area accommodate anticipated volumes.

4. Transportation (January 21, 2025)

- Provided a comprehensive review of the TIA (attached).

Coralie Volker
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Please review these comments and let me know by January 31, 2025, if you have any concerns. I can be reached at 780-418-6618 or eschultz@stalbert.ca.

The public hearing is tentatively scheduled for May 6, 2025.

Sincerely,

A handwritten signature in black ink, appearing to be 'ES' or 'Schultz', written in a cursive style.

Eric Schultz, BA Planning
Planner

cc: Genstar Titleco Ltd.